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Cantor Fitzgerald
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IF THIS DRAWING IS NOT 24" x 36" IN SIZE
A REDUCED PRINT SCALE ACCORDINGLY

GENERAL NOTES

- This Contractor shall provide all items, labor and material required and necessary to complete the work called for on the drawings whether such items are indicated or not, unless they are specifically exempted.
- All work shall conform to the New York City Building Code, all state and local laws, codes, regulations, etc. applicable to this job and to the standards of the United Trade Center. No work is to commence until plans have been approved by all departments or agencies having jurisdiction. The Contractor shall furnish an amended certificate of occupancy to the Owner upon completion of work.
- All approvals, permits, plans, etc. are to be maintained at the job site during construction, for inspection and review. Upon completion and final inspection they shall be returned to the Owner for his files.
- It shall be recognized by the Contractor that this is an occupied building. The Contractor shall be bound to the building rules to hours of work, etc. All work shall be performed as expeditiously as possible. All areas not involved in the work shall be protected from damage, dust and debris. The Contractor shall remove rubbish and debris as required and shall leave the premises broom clean. All rubbish and debris occasioned by this Contractor's work shall be removed by him. Any damage to adjacent areas occasioned by this Contractor shall be repaired by him as part of this contract.
- Before commencing work, the Contractor shall verify all dimensions and conditions in field. Any errors or omissions shall be brought to the attention of the Architect.
- Should the Contractor find any errors or omissions in the plans, drawings, or specifications, or should there be any conflict between these documents, the Contractor shall, prior to proceeding with the work, notify the Architect who will explain or adjust the documents. If such notice is not furnished as herein provided, the Contractor shall be deemed to have found such plans, drawings or specifications in proper form for execution of the work.
- Where required by the designer, the Contractor shall submit detailed shop drawings and samples of materials or finishes prior to starting any construction. These must be approved by the Architect before fabrication or installation.
- All dimensions are from face of finish partition to face of finish partition, unless noted otherwise on the drawings. Existing partitions, column enclosures, window mullions, etc. shall determine the location of new partitions wherever applicable. Do not scale drawings; follow dimensions and instructions given.
- The work required under this contract shall be performed on both weekdays and standard time. A construction schedule shall be jointly prepared by the general Contractor, Architect and Owner and shall meet with satisfaction on all parties before construction commences.
- The Contractor shall take all precautions to maintain free access of all tenants, service personnel and public through the areas involved. He shall see that all tenants facilities, equipment and services are fully operable during business hours. Any shutdown of electric, telephone or communications services required shall be scheduled with the tenants representative and approved by same before proceeding.
- The General Contractor shall coordinate his work with the work of all other Contractors whether his own or those on a separate contract let by the tenant.
- All telephone work is to be coordinated with the tenant's private phone company.
- The installation of all electronic equipment, wiring, signal and communications circuits, etc. shall be coordinated with the tenant's suppliers.
- All floor drilling for new outlets shall be performed during overtime hours. Proposal shall include an allowance for the protection and/or correction of existing ceilings below.
- Contractor shall be responsible for arranging with the building management for elevator or other hoisting facilities for handling materials.
- No substitution may be made for any item specified without written approval of the Architect.
- The General Contractor shall have the overall responsibility for the procurement, installation and testing of all systems including electrical, telephone, plumbing, HVAC, etc. as required by the tenant. This shall include the securing of all approvals for the systems tested.
- All materials and construction shall conform to manufacturers specifications as well as requirements of the Architect and World Trade Center.
- The World Trade Center does not approve drilling or welding to existing structural members. All connections must be "clasp type" as per World Trade Center standards.
- The Contractor shall not drill holes into existing slabs or structural members for the purpose of supporting any loads unless written approval is obtained from the Port Authority Engineer.
- Before commencing work, the Contractor shall notify the Port Authority Engineer of any areas without fireproofing. All exposed structural steel and chipped off fireproofing shall be patched or touched up with "Carco type D-C/P" or approved equal as directed by the Engineer.
- The Contractor shall protect the public or tenant space below from any damage resulting from floor drilling operations.
- The Contractor shall repair or replace existing construction damaged in the performance of this contract.
- The space around pipes, ducts, etc. penetrating rated walls shall not exceed 1/2" and shall be packed solid with mineral wool or approved equal, and be closed off by close fitting metal escutcheons on both sides of the partition as required by NYC Building Code C26-504.5.
- Fire stopping shall be as required by NYC Building Code C26-504.7. Installation shall be subject to controlled inspection.
- All wood including built-in cabinetwork shall be fire retardant treated as required by the NYC Building Code C26-504.6. See Cabinet Schedule Drawing No. 105P-13 for cabinet work RMA numbers.
- All interior finishes shall comply with NYC Building Code Section C26-504.10. Finishes as required by Table 5-4, for sprinklered areas, shall be Interior Finish Class C for corridors, and Interior Finish Class D for rooms.
- All carpet shall comply with the NYC Building Code C26-504.13 (d). See Table this sheet. The Architect shall submit for review to the Port Authority Engineering Department TWC certificates of compliance from an independent testing laboratory approved by the NYC Building Department. The certificate shall show the complete test results, including the smoke developed rating, critical radiant flux and pill tests. The certificate shall state that the material is treated for flame resistance and indicate the life of the treatment or that the material is inherently fire resistant by virtue of its construction, chemical properties and/or composition.
- Unless otherwise noted, locate all doors 6" minimum distance from adjacent intersecting walls.
- Rubber or vinyl base shall be installed on all new partitions, both sides unless otherwise noted.
- The installation and application of all materials shall be in accordance with the current printed manufacturer's instructions and recommendations.

GENERAL NOTES (continued)

- Center lines of partitions abutting window columns shall be centered on columns unless otherwise noted.
- Where unbraced partitions intersect connector enclosures, install within the enclosure a sound barrier of 1/2" x 3 lb. density seal-rigid fiberglass board.
- The use of plastic diffusers in lighting fixtures is prohibited in the World Trade Center.
- The Contractor shall obtain, retain and make available for on-site inspection at all times, US Department of Labor Material Safety Data Sheets for all toxic substances and hazardous materials to be used in this contract. One copy of said sheets shall be sent to Inspection and Safety Division (Environmental Section) for review prior to introduction of material to the site.
- The Contractor shall take all necessary precautions to control dust levels to assure that the limits are not exceeded as specified in OSHA 29CFR1910.1000, Table 2-3.

CONSTRUCTION SPECIFICATIONS

REMOVAL AND DISPOSAL OF MATERIAL

Contractor shall exercise extreme care in removal of all existing construction so as not to damage construction to remain.

The removal as described herein shall be accomplished without storing excessive quantities of any materials, rubbish, dirt, debris or waste of any sort resulting from the removal operations on the floor.

All debris shall be removed from the construction site daily. However, it shall be the Contractor's responsibility to advise the authority when he requires containers. The Contractor shall load these containers which will be at a central location on the floor. The authority shall remove the containers and the Contractor shall be responsible for paying the authority for such rubbish removal.

The Contractor shall provide all temporary dust proof enclosures to the satisfaction of the Architect to keep existing corridors and leased premises entirely free of dust, debris or other impediment to normal use of areas involved.

The Contractor shall take all precautions to maintain free access of all tenants, service personnel and the public through the areas involved.

All reusable items that are removed and not relocated shall be returned to the tenant for storage unless directed otherwise by the tenant's representative. Salvaged materials that are not required by the tenant shall be transferred to a materials storage area as directed by the Port Authority Engineer.

METAL STUDS AND GYPSUM WALLBOARD PARTITIONS

Metal Studs shall be roll formed channel type sections fabricated of U.S.S. No. 25 gauge galvanized steel 2 1/2" wide and in the longest piece lengths available, unless noted otherwise on plan.

Gypsum Wallboard shall be grade "X" fire retardant wallboard 48" wide and of thickness indicated on the Contract Drawings and shall be of uniform quality conforming to Federal Specification SS-L-30 and to ASTM C-36.

Wallboard shall be furnished and installed in the longest available lengths so that wallboard panels extend vertically in one piece from floor to ceiling and/or slabs, beams, or decks above as required.

Wallboard used in fire rated partitions shall be delivered to the construction site bearing underwriters laboratory certification and N.Y.C. Board of Standards and Appeals calendar numbers.

Ceiling and Floor Runners shall be roll formed channel type sections fabricated of U.S.S. No. 25 gauge galvanized steel runners shall be in lengths in 10'-0" lengths.

Trim Members shall be fabricated of U.S.S. No. 25 gauge galvanized steel and shall include corner reinforcement and casing type edge trim. Corner reinforcement shall be complete with perforated type wings and shall be type 11 "Perf-A-Beam" as manufactured by U.S. Gypsum Co. or an approved equal. Corner and edge trim members shall be in single lengths.

Screws for fastening wallboard to studs shall be bugle type Phillips head screws specifically manufactured for power tool installation.

Joint Treatment Materials shall be expressly manufactured by the wallboard manufacturer for use with the manufacturer's wallboard materials. Joint compounds shall be the ready to mix type conforming to ASTM C-475. Tape reinforcement shall be perforated and shall conform to ASTM C-475 taping and speckling shall be a three (3) coat application.

Compressible Fireproofing shall be tightly packed in voids between top channel and all fire rated partitions and flutes of slab above. Fireproofing shall be Thermafiber mineral fireproofing as manufactured by U.S. Gypsum Co. or an approved equal.

Before installing channel studs, wrap top of stud with electrical tape to isolate metal stud from metal runner. Do not secure studs or gypsum wallboard to top channel runner.

HOLLOW METAL DOORS AND FRAMES

Frames shall be one piece installed plumb, straight and true with horizontal lines level and all vertical lines plumb. Frames shall be secured rigidly in place and shall be anchored to the floors, joists and heads in an approved manner. All frames shall be braced until adjacent construction has been completed and has attained sufficient strength to maintain the frames in position.

Installation of door frames shall include all spacer clips, shims, channel lintels and subframes as shown and all neoprene gaskets.

Doors shall be installed plumb and true with their frames and shall operate freely without binding.

After erection, all damaged areas in the shop coat, exposed surfaces of bolts, bolt heads, nuts and washers, and all field welds, if necessary, and unpainted areas adjacent to field welds shall be painted with the same paint used in shop coating.

Doors and frames that are to be supplied by the Contractor shall be similar and equal in every respect to those that are furnished by the Port Authority.

CONSTRUCTION SPECIFICATIONS (continued)

All hardware shall be type shown on the door and hardware schedule drawing no.

All hardware for cabinetwork items shall be furnished and installed by cabinet contractor.

Finish hardware installation shall conform to the manufacturer's requirements. Installation shall be in a neat and skillful manner, with all components operating properly. All knobs, handles, pulls and other exposed items, shall be suitably wrapped and protected as soon as they have been installed and such protection shall remain until acceptance of the work.

Immediately preceding final inspection all hardware shall be cleaned carefully by a method that will in no way damage it.

Where building standard hardware is specified on the hardware schedule, it shall be World Trade Center standard hardware as listed below:

Butts Stanley F88 - 179 x 4 1/2 x 4 1/2
Mortise Lockset Corbin #123-3551
Latch Set Corbin #813-410
Closer Corbin #500-8-3
Flush Bolts Corbin #2444 (1) & 12" L. & (1) & 30" L.
Doorstop Corbin #373-4-2
Coordinator Van Dupin #1237
Silencers Corbin #33
Aluminum Saddle Sore Weatherstripping Co. #654

All hardware keying shall meet the World Trade Center keying system requirements. For detailed information, contact the WTC Locksmith Shop, One WTC, 2-2 Level. All new lock cylinders shall be purchased from the World Trade Center locksmith shop.

Immediately preceding final inspection, all hardware shall be cleaned carefully by a method that will in no way damage it.

RAISED ACCESS FLOOR

Raised access floor and accessories shall be as manufactured by C-TEC I.C. and installed by an authorized C-TEC INC. supplier.

Floor panels shall be 24" x 24" welded galvanized steel laminated all sides to a 1" thick extra dense wood particle board core, mounted on die-cast aluminum pedestals at heights indicated on the drawings. Floor shall match existing raised floor in area of alteration.

Floor panels shall be 24" square constructed on a one-inch thick high density core structurally bonded to electro-galvanized steel top and bottom sheets, which are welded to 16 gauge perimeter channels. The particle core to be profiled to accept the perimeter channels. All panel edges to be trimmed with a vinyl which will not support combustion.

Floor panels shall be surfaced with factory applied 1/16" thick high pressure laminate. Laminate shall be Westinghouse Micarta, the color is to be selected by the Architect. See Wall and Floor Finish Plan Drawing No. 105P-11 for locations.

Floor panels shall be covered with carpet tile by others. See Wall and Floor Finish Plan Drawing No. 105P-11 for locations.

Provide 4" diameter grommets for cable cut-outs indicated on drawings. Cut-outs shall be made in the field by others. Provide grommets.

Floors shall be set level and true with tight flush joints. The complete floor system shall be sturdy, rigid, firm and free from vibration rocking motion, squeals and other noises. The installed floor shall be level within +/- 1/16" in ten feet.

Aluminum fascia shall be furnished and installed where access floor does not terminate at perimeter walls, entrances, steps or ramps.

Steps, ramps and handrail shall be provided as shown on the drawings.

Where necessary, lateral bracing shall be provided. A turnbuckle for take-up adjustment shall be included with each brace.

The Architect shall submit a copy of the RS & A or MEA resolution of approval to the Port Authority.

ACOUSTIC CEILING

Black iron carrying channels shall be securely supported by hangers fastened to the overhead structural members. Channels shall be spaced as required to adequately support light fixtures, drapery pocket and acoustic tile ceiling.

Ceiling tile shall be installed in a true and even plane butt joints tightly together, install metal edge moldings as required.

Ceiling heights shall be as shown on reflected ceiling plan.

Suspension system shall be concealed "Z" spine.

Patch all ceilings in areas where tiles have been removed to permit construction required under this contract.

Provide accessible tile panels where required in ceiling for access to dampers, valves, pipes, etc.

All suspended ceiling construction shall conform to N.Y.C.B.C. Section C-26-504.12 and Ref. STD. R.S 5-16 (see ceiling details drawing no. 105P-12).

Acoustic tile shall be Armstrong Travertone 80, 12" x 12" x 3/4" square edge, RS & A Calendar Number 815-47-SH Flame Spread Rating 0 to 25 (ASTM E-84).

PAINTING

Paint shall be as specified on wall and floor finish drawing.

Paints shall be of the type specifically manufactured for application to the surface to which it is to be applied.

No painting or finishing shall be started until the surface to be painted or finished is in proper condition in every respect.

All paint shall be applied carefully with good clean brushes or approved rollers. Paint shall be evenly spread and when brushes are used shall be thoroughly brushed out. The work shall be so performed as to avoid damage to other surfaces. Any damage to adjacent surfaces shall be smooth and free from runs, sags, holidays or other defects. Finish surfaces shall be uniform in sheen, color and texture. Each coat of paint shall be sufficient thickness to cover completely the previous coat or surface.

Walls shall have two (2) coats of paint. Doors and frames shall have two (2) coats of paint both sides unless otherwise specified.

See General Note No. 27.

Unless required to paint the entire area, the Contractor shall paint existing walls that are cut or patched. The entire wall shall be painted up to the nearest external or internal corner or door frame. Color shall match existing.

Paint acoustic tile ceilings that have been patched or extended as required. Tiles shall be painted one coat of luminall satin paint, ACRYPOLURE No. 21801 white, as manufactured by Luminall Paint Co. or equal.

WALL BASE

Wall bases shall be of type and size specified on wall and floor covering plan drawing no. 105P-11.

Wall base shall be applied against the wall with approved type cement adhesive keeping cement 1/4" below top of base. Adhesive for installation of the base shall be furnished by the Contractor. Vertical joints shall be held to a minimum with a minimum distance from a joint to a corner equal to 1'-0".

CONSTRUCTION SPECIFICATIONS (continued)

STEEL AND GLASS PARTITION

Steel and Glass Partition shall be Acme Steel Partition Company, Inc. Series 250. Partition shall be 2 3/8" thick with one 3/8" thick vertical channel between panel units. Base and top rails shall be recessed.

Posts shall be formed of #18 gauge steel.

Base shall be formed of #18 gauge, electrozinc bond steel, independently removable.

Ceiling channel shall be formed of #18 gauge steel.

End fillers shall be #20 gauge steel to fit job conditions.

Glass shall be clear tempered glass installed in light gray fabric backed polyurethane.

Finish on all exposed metal surfaces shall be degreased, cleaned, phosphatized and rust resistant primer applied. The finish shall consist of two (2) coats of oven baked enamel. Color shall be #105 BUFF as selected from the Acme Color Selector.

Section of all finish work shall be rigid, level and free from defects.

Shop drawings shall be submitted and approved by the architect before proceeding with fabrication.

LIST OF DRAWINGS

- 105P-1 GENERAL NOTES CONSTRUCTION SPECIFICATIONS & LIST OF DRAWINGS
- 105P-2 CONSTRUCTION LOCATION PLAN & CALCULATIONS FOR ALLOWABLE OCCUPANCY ON FLOOR
- 105P-3 PLAN SHOWING OCCUPANCY LOAD OF THE 105TH FLOOR
- 105P-4 DEMOLITION & REMOVAL PLAN
- 105P-5 CONSTRUCTION PLAN
- 105P-6 PARTITION & RAISED FLOOR DETAILS
- 105P-7 REFLECTED CEILING PLAN, LIGHTING FIXTURE SCHEDULE
- 105P-8 POWER & TELEPHONE PLAN
- 105P-9 TELEPHONE MODULE & ELECTRONIC EQUIPMENT & SWITCH LOCATION PLAN FOR TRADING DESK
- 105P-10 FURNITURE & ELECTRONIC EQUIPMENT PLAN
- 105P-11 FLOOR & WALL FINISHES PLAN
- 105P-12 CEILING DETAILS & CABINET WORK DETAILS SPACE NO. 9
- 105P-13 CABINETWORK DETAILS SPACE NO. 7 & 11
- 105P-M1 MECHANICAL SPECIFICATIONS
- 105P-M2 MECHANICAL PLAN
- 105P-S1 SPRINKLER PLAN & SPECIFICATIONS
- 105P-E1 ELECTRICAL SPECIFICATIONS
- 105P-E2 SMOKE DETECTION SPECIFICATIONS
- 105P-F NOTES, LEGEND & PANEL SCHEDULE
- 105P-F4 LIGHTING PLAN
- 105P-F5 POWER & SIGNAL PLAN
- 105P-F6 SMOKE DETECTION PLAN
- 105P-F7 CORING CRITERIA TENANT FLOOR L.S. ROBERTSON ASSOCIATES
- 105P-F8 CONDENSER WATER CLOSET C-7

JUSTIN PC ARCHITECTS
805 LEXINGTON AVE.
NEW YORK, N.Y. 10017
TEL (212) 505-5500

JOHN C. WESTRICK & ASSOCIATES
CONSULTING ENGINEERS
8110 MAPLE AVE. SOUTH PLAINFIELD, N.J.
07060 201 581-4170

DATE	ISSUED TO	PR.	TR.
3/22/91	PORT AUTHORITY FOR APPROVAL	10	1
4/22/91	CFSC FOR RECORD CONTRACTS FOR BIDDING	4	4
4/19/91	CFSC	1	1
5-8-91	P.A. FOR APPROVAL	10	7
5/22/91	P.A. FOR APPROVAL	10	7
6/7/91	CFSC	1	1
6/19/91	PORT AUTHORITY	10	1
10-21-91	P.A. "AS BUILT DRAWING"	1	1

AS BUILT DRAWING
5/21/91
JUSTIN PC ARCHITECTS

NO.	DATE	REVISION	BY
1	5-12-91	ADDED DRAWING PER P.A. COMMENTS	JFP
2	6-1-91	ADDED DRAWING PER P.A. COMMENTS	JFP

CANTOR, FITZGERALD
SECURITIES CORP.
105TH FLOOR
ONE WORLD TRADE CENTER, NEW YORK, N.Y.

PROPOSED NEW TRADING ROOM
FOR INVESTMENT STRATEGIES

GENERAL NOTES CONSTRUCTION SPECIFICATIONS, LIST OF DRWG'S

PROJECT NO. 106
SCALE N.T.S.
DRAWN BY T.L.
CHECKED BY JFP
DATE MARCH 22, 1991

DRAWING NO. 105P

NORTH

TAA NO. W91051